

MINUTES

REGULAR MEETING OF
CITY OF ALAMEDA ECONOMIC DEVELOPMENT COMMISSION
THURSDAY, JUNE 16, 2005
7:30 p.m.

CALL TO ORDER AND ROLL CALL

Vice Chair Holzman called the meeting called to order at 7:30 p.m.

Present: Vice Chair Holzman; Commission Members Abrate, Dahlberg, Lindsey, Parker, Schmitz and Wetzork

Absent: Chair Kelly; Commission Member Stieg

Staff: Jennifer Ott and Sue Russell

MINUTES

1. Minutes of the Regular Meeting of May 19, 2005

Moved (Parker), seconded and unanimous (with abstentions by Holzman and Schmitz) to approve the minutes of the Regular Meeting of May 19, 2005 as submitted.

CONSENT CALENDAR

ORAL COMMUNICATIONS - PUBLIC

UNFINISHED BUSINESS

NEW BUSINESS

2. Request by Public Works Department that the EDC Nominate One of its Members to Serve on the Transportation Master Plan Task Forces

Barry Bergman represented the Public Works Dept. Commission Member Schmitz reconfirmed his willingness to volunteer on the Multimodal Circulation Task Force. Commission Member Wetzork volunteered to serve on the Bike Plan Task Force. Vice Chair Holzman stated that before the next EDC meeting, he would be contacting other EDC members regarding their participation in the other Task Forces and that announcements would be made at the next meeting.

3. Alameda Point Update

The presentation was made by Alameda Point Project Manager Stephen Proud.

Negotiations with the Navy. We have not yet reached a Conveyance Agreement with the Navy but progress is being made. Alameda Point Community Partners will decide by June 30 if they will continue as Master Developer based upon the Navy's decision later this month to enter into a Conveyance Agreement. APCP is still committed to the project at this time. Property value and environmental clean-up are the interconnected focus of the negotiations. Free transfer of the property is an issue. The Navy wants a deal structure for compensation. If the Navy decides to pursue a different disposal method, e.g., auction, the City would be able to entitle the property first in order to control the nature of the uses. The Navy is currently in separate negotiations with other Federal agencies (Fish & Wildlife and Veterans' Administration) regarding possible federal-to-federal transfers on property in the wildlife refuge area, which is outside the Master Developer footprint. Mr. Proud told Commission Member Wetzork that he would pass along any information that becomes available regarding the Veterans' Administration tentative proposal for administrative offices, medical facility and columbarium. The VA has submitted a letter of intent but not an official proposal. The City would only be regarded as an interested party in a federal-to-federal transfer. Mr. Proud told Commission Member Dahlberg that he could provide a federal-to-federal footprint map.

Community Planning Process. There have been four workshops, with the most recent being this month. An ARRA Special Meeting will be held on July 14 in order to present the Preliminary Development Concept, which is now being readied for public release. Newspaper ads will be run to announce availability of the document. The Preliminary Development Concept will be a tool for the Master Developer to submit an application. The EIR process will start after the July 14 ARRA meeting. Commission Member Parker congratulated APAC and staff for getting people to the workshops to express their opinions. Commission Member Schmitz stated that a better job needed to be done to let the public know how the process of resolving environmental clean-up issues affects the timetable.

This item was provided for EDC information only; no action was requested.

4. Update on Streetscape Projects

Sue Russell stated that both the Park Street Streetscape and Webster Renaissance Projects had things in common:

- Both are partnerships between the City and the Business Associations.
- Both are partially funded by the Metropolitan Transportation Commission (MTC).

- Alameda Power & Telecom is providing the infrastructure upgrades and bearing a percentage of the costs for both projects.
- Michael Smiley of BMS is the landscape architect for both projects.

It was never intended for both streetscape projects to be under construction at the same time; however, this came about as a result of a one-year dispute with Caltrans.

The Webster Renaissance Project was funded in 2001 and received a Notice to Proceed in 2004. It is 72% completed to date. Final elements are planned for September 2005. The projected completion date for Phase I is October 10, 2005. Delays were caused by extra rain and having to re-do sidewalks. The street trees for Webster will be the “aristocrat” pear with red crepe myrtle at the transit stops.

The Park Street Streetscape Project began construction in March 2005. It is 40% completed to date. Currently working on curb extensions. Lights (different style than Webster) will be installed by the end of this summer. Final elements will be installed by early fall 2005. The projected completion date is October 2005. The street trees for Park will be ginkgo biloba with white crepe myrtles on the corners.

Both of these projects are considered first phases. The City will go back to MTC when we find a source for matching funds. Discussion followed regarding some merchants expressing surprise and concern about the removal of on-street parking spaces for sidewalk widening. Ms. Russell, along with Commission Members Abrate and Parker, cited the comprehensive public participation process that was involved in the formation of these projects. At Commission Member Park’s request, Ms. Russell gave an update on the Sign Ordinance Update and Newsrack District Ordinance. Commission Member Parker commended Ms. Russell for her work as the City’s Business Districts’ Liaison.

This item was provided for EDC information only; no action was requested.

REPORTS

5. Oral Report: Commission Member Parker: EDC Liaison to the Transportation Commission

There was no report at this time as the May meeting had been cancelled and the June meeting wasn’t until next week.

WRITTEN COMMUNICATIONS

ORAL COMMUNICATIONS – COMMISSION MEMBERS AND STAFF

- Commission Member Parker stated that there was a large turnout for the June 10 Concert at the Cove.
- Commission Member Abrate commended the performance of the Chipman Middle School Drum Corps at the June 10 Concert at the Cove. They are raising funds to travel to a competition in Chicago. He encouraged all present to assist them with their fund raising.
- If in support of the project, Ms. Ott requested that EDC Members attend the June 21 Council Meeting and June 27 Planning Board Meeting to speak in support of the Theater/Cinema Multiplex/Parking Structure Project. Commission Member Abrate stated that he resented the fact that Citizens for a Megaplex-Free Alameda had used the Sand Castle Contest as a political forum.
- Commission Member Wetzork stated that the Chamber would be holding their Installation Dinner on June 23, 5:30 p.m. at the Grand View Pavilion. Walt Jacobs will be installed as the new Chamber President. The guest speaker will be the CEO of Pixar.
- Commission Member Parker encouraged people to get involved with Alameda's business organizations (Chamber, PSBA, WABA and GABA) in order to be aware of what is going on in the community.

ADJOURNMENT

Meeting was unanimously adjourned at 8:47 p.m.

Respectfully submitted,

Jennifer Ott
Development Manager

JO:rv